



Winston Drive, Stoke d'Abernon, Cobham, Surrey, KT11 3BS

Guide Price £450,000

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A very well presented and spacious ground floor maisonette with large private rear garden. Situated in a quiet cul-de-sac within a short walk of the mainline station.

The property offers two double bedrooms, large living/dining room, modern kitchen with direct access to rear garden and re-fitted bathroom.

To the rear you will find a approx. 50' southerly facing rear garden with large patio area and gate to side.

Council Tax Band C

- Large rear garden
- Within close proximity to mainline station and local shops
- Beautifully presented
- Two double bedrooms
- Summer house
- Modern kitchen and bathroom
- Living/dining room
- Spacious entrance hall

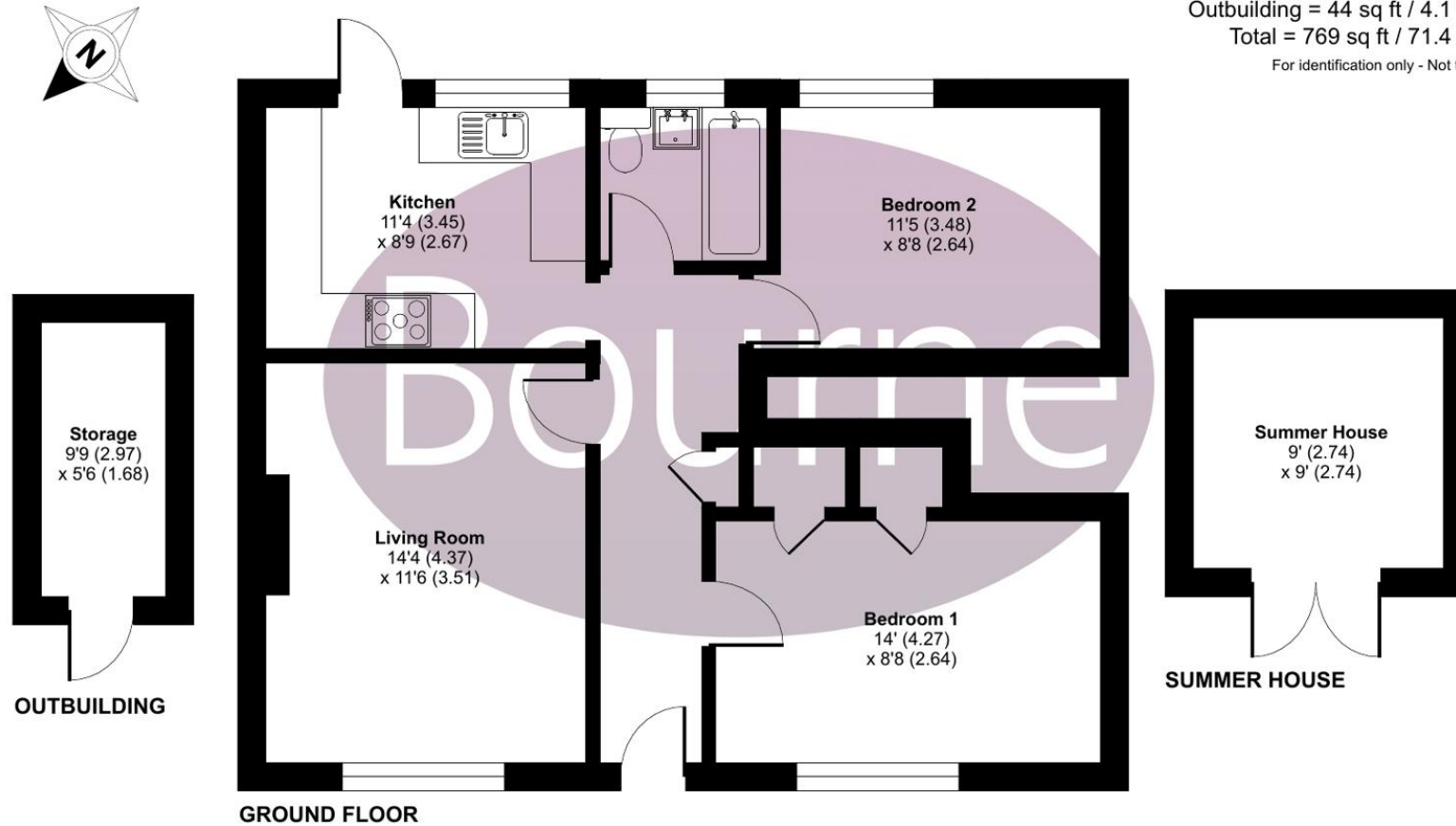


Floorplan

Winston Drive, Stoke D'Abernon, Cobham, KT11

Approximate Area = 644 sq ft / 59.8 sq m
Summer House = 81 sq ft / 7.5 sq m
Outbuilding = 44 sq ft / 4.1 sq m
Total = 769 sq ft / 71.4 sq m

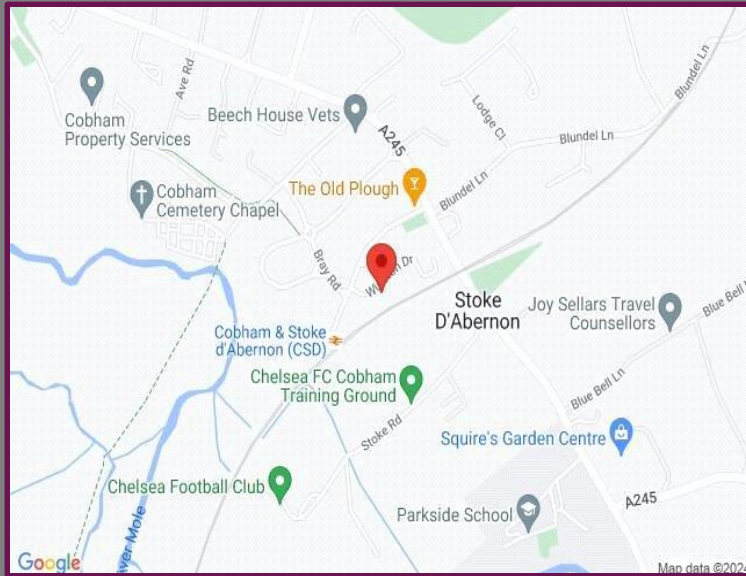
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Bourne Estate Agents. REF: 1091366

Location

Stoke d'Abernon shares its borders with both Cobham and Oxshott villages with its hub based around the mainline station and its small selection of local shops. Cobham's commercial centre on the High Street is a short distance away and Oxshott village and station are located to the north. The A3 is located nearby providing access to excellent road links that include the M25. The area is well known for its many walks and open spaces but is particularly well known for being the location of Chelsea FC's training ground.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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